

Draft Deed Restrictions to be incorporated into deeds of the four lots as described below:

The following restrictions shall apply to all of the three lots shown on a plan by David W. Vincent Land Surveying Services entitled "Subdivision and Lot Line Adjustment Plan of property in the name of County Line Holdings, LLC & Mark D. Morong 1991 Trust shown as Tax Map 1, Lots 14-5 and 15-0 located at Emerson Road, Edgewood Road & U.S. Route 4, County of Strafford, Durham, NH" recorded at SCRD as plan _____.

- The property shall be limited to four single family house lots (one of which presently exists) by planning board conditions, deed restrictions and/or easements to provide a perpetual limit on future development of the property. No further development of any of the lots shall be permitted beyond these four residential house lots.
- Proposed Lots 15-1, 15-2 and 15-3 shall be accessed by a shared driveway from the Class V public right of way portion of Edgewood Road. This shared driveway shall utilize a single crossing of the narrowest portion of the wetland as shown on the attached plan. No further wetland impact shall be allowed for these three lots. With the exception of the driveway and related construction required for access, clearing and building activities on these lots shall be limited to the building envelope areas shown on the plan, with the remainder being set aside as forested open space in which only selective cutting shall be allowed.
- The remaining portion of the original Lot 15-0, shown on the subdivision plan as the new 10.46 acre Lot 15-0, shall have access from Emerson Road as shown on the plan, but such access shall be reduced to forty feet in width to preclude construction of a municipal roadway.
- The new 10.46 acre Lot 15-0 shall be restricted to further subdivision, and its use shall be limited to a single family residential use. Wetland impact on this portion of the property shall be limited to a single crossing to provide access to uplands in the center of the property. No more than five acres of this property shall be cleared or developed, with the remainder being set aside as forested open space in which only selective cutting shall be allowed.
- Buffer zones shall be established along the perimeter of the property in which no building shall be allowed, except as required for access to the property as described and limited above. The buffer zones shall prohibit removal of trees and vegetation to provide a visual buffer. This zone shall be for a width of 75 feet from the property lines along in all cases, except for the zone between Lots 15-1,2 and 3 and U.S. Route 4, in which case it shall be

fifty feet in width. These buffer zones are depicted on the above-referenced subdivision plan.

- Residences constructed on Lots 15-1,2 and 3 shall be served by residential sprinklers for fire protection.
- Residences constructed on Lots 15-1,2 and 3 shall be limited to one single family occupancy; no accessory dwelling units shall be allowed.
- Upgrades and maintenance of the Class VI portion of Edgewood Road and the common driveway serving Lots 15-1,2 and 3 shall be as completed and maintained as shown on the plans approved by the Planning Board. Specifically, the Class VI portion of Edgewood Road and the common drives shall provide the widths and other construction standards depicted on the plan, and shall be plowed and maintained to provide all season access for emergency vehicles.

These restrictions shall apply in perpetuity and shall run with the lots regardless of changes in ownership. Acceptance to a deed to any of the lots implies acceptance of all of the conditions.